



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

1/22/2015

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications will be reviewed:

#1 FENWICK HILLS - TRACTS B & C

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: BROWNSWOOD ROAD

Location: JOHNS ISLAND

TMS#: 3130000336 & 2790000017

Acres: 57.17

Lots (for subdiv): 161

Units (multi-fam./Concept Plans):

Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 121129-BrownswoodRd-1

City Project ID Name: TRC_CP:FenwickHillsTractsB&C[ConceptPlan]-121129-1

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC (minor revision = no PC required)

Owner: HARBOR HOMES

Applicant: HLA, INC.

Contact: JOHN S. LESTER

843-763-1166

jlester@hlainc.com

Misc notes: REVISED Concept Plan for a new single-family subdivision with approximately 161 lots. Parcels were previously part of a Neighborhood District plan but that plan has been withdrawn.

RESULTS:

#2 HOMEWOOD SUITES HOTEL

SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: 415 MEETING STREET

Location: PENINSULA

TMS#: 4590901057, 062, 063

Acres: 0.91

Lots (for subdiv): -

Units (multi-fam./Concept Plans): -

Zoning: MU-2

☒ new BP approval tracking

City Project ID #: 130208-415MeetingSt-1

City Project ID Name: TRC_SP:415MeetingStHotel -130208-1

Submittal Review #: FINAL, 1ST REVIEW

Board Approval Required: BAR, BZA-Z

Owner: BURRIS TRUST/BURRIS LIQUOR STORE

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: JIMMY DUPREE

843-725-5245

dupre.j@thomasandhutton.com

Misc notes: Construct a 139 room hotel w/ garage parking.

RESULTS:

#3 THE GARDENS AT RIVERVIEW FARMS

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000062 & 169

Acres: 25.37

Lots (for subdiv): 82

Units (multi-fam./Concept Plans): 82

Zoning: PUD

☒ new BP approval tracking

City Project ID #: 150116-RiverRd-1

City Project ID Name: TRC_PP:TheGardensatRiverviewFarms[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: RIVER VIEW FARMS

Applicant: HLA, INC.

Contact: RICHARD LACEY

843-763-1166

rlacey@hlainc.com

Misc notes: Preliminary plat for a new mixed-use development.

RESULTS:

4 STILES POINT**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: HARBOR VIEW ROAD

Location: JAMES ISLAND

TMS#: 4260000003, 4261600118

Acres: 31.048

Lots (for subdiv): 92

Units (multi-fam./Concept Plans): 92

Zoning: SR-1

Misc notes: Preliminary plat for a new 92 single-family detached lot subdivision.

RESULTS:☒ new BP approval tracking

City Project ID #: 150116-Harbor ViewRd-1

City Project ID Name: TRC_PP:StilesPoint[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: THE STILES POINT COMPANY

Applicant: HLA, INC.

Contact: RICHARD LACEY

843-763-1166

rlacey@hlainc.com

5 ARCADIAN HEIGHTS (CONCEPT PLAN/PRELIM PLAT)**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: ARCADIAN WAY & COLONY DRIVE

Location: WEST ASHLEY

TMS#: 4181500017 & 039

Acres: 1.78

Lots (for subdiv): 4

Units (multi-fam./Concept Plans): 4

Zoning: SR-1

Misc notes: Concept Plan/preliminary plat for a 4 lot infill development on the marshes of the Ashley River.

RESULTS:☒ new BP approval tracking

City Project ID #: 131106-ArcadianWay-1

City Project ID Name: TRC_CP:ArcadianHeights[ConceptPlan]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-Z, BZA-SD

Owner: GARY LEMEL

Applicant: LOWCOUNTRY LAND DEVELOPMENT
CONSULTANTS

843-266-3996

Contact: KEVIN J. COFFEY

kevin@lowcountryldc.com

6 549 EAST BAY STREET**SITE PLAN**

Project Classification: MINOR DEVELOPMENT

Address: 549 EAST BAY STREET

Location: PENINSULA

TMS#: 4590904073

Acres: 0.726

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Construction plans for an open air pavilion structure over patron use area.

RESULTS:☒ new BP approval tracking

City Project ID #: 150116-549EBaySt-1

City Project ID Name: TRC_SP:549EBaySt

Submittal Review #: COURTESY

Board Approval Required: BAR

Owner: 549 EAST BAY STREET, LLC

Applicant: KEVAN HOERTDOERFER

843-724-6002

Contact: KEVAN

HOERTDOERFER

khh@hoertdoerferarchitects.com

7 BOLTON'S LANDING, PHASE 5A & 5B**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: ROUSTABOUT WAY

Location: WEST ASHLEY

TMS#: 2860000003

Acres: 33.17

Lots (for subdiv): 52

Units (multi-fam./Concept Plans): 52

Zoning: SR-1 (ND)

Misc notes: Preliminary plat for phase 5A & B in Bolton's Landing.

RESULTS:☒ new BP approval tracking

City Project ID #: 150116-RoustaboutWay-1

City Project ID Name: TRC_PP:Bolton'sLandingPhs5Aand5B[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: BEAZER HOMES CORPORATION

Applicant: SEAMON, WHITESIDE ASSOCIATES, INC.

843-884-1667

Contact: MERELLENE WARD

mward@seamnwhiteside.com

#8 BOLTON'S LANDING, PHASE 5A & 5B**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: ROUSTABOUT WAY

Location: WEST ASHLEY

TMS#: 2860000003

Acres: 33.17

Lots (for subdiv): 52

Units (multi-fam./Concept Plans): 52

Zoning: SR-1 (ND)

Misc notes: Road construction plans for phase 5A & B in Bolton's Landing.

RESULTS:☒ new BP approval tracking

City Project ID #: 150116-RoustaboutWay-2

City Project ID Name: TRC_RC: Bolton's Landing Phs5Aand5B[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: BEAZER HOMES CORPORATION

Applicant: SEAMON, WHITESIDE ASSOCIATES, INC.

843-884-1667

Contact: MERELLENE WARD

mward@seamnwhiteside.com

#9 HERITAGE OAKS (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: FERGUSON ROAD

Location: JAMES ISLAND

TMS#: 3370000457

Acres: 4.0

Lots (for subdiv): 18

Units (multi-fam./Concept Plans): 18

Zoning: SR-3

Misc notes: Preliminary plat for an 18 lot subdivision for Sea Island Habitat for Humanity.

RESULTS:☒ new BP approval tracking

City Project ID #: 141126-FergusonRd-1

City Project ID Name: TRC_PP: HeritageOaks[Plat]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: SEA ISLAND HABITAT FOR HUMANITY

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: MERELLENE WARD

mward@seamonwhiteside.com

#10 HERITAGE OAKS (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: FERGUSON ROAD

Location: JAMES ISLAND

TMS#: 3370000457

Acres: 4.0

Lots (for subdiv): 18

Units (multi-fam./Concept Plans): 18

Zoning: SR-3

Misc notes: Road construction plans for an 18 lot subdivision for Sea Island Habitat for Humanity.

RESULTS:☒ new BP approval tracking

City Project ID #: 141126-FergusonRd-2

City Project ID Name: TRC_RC: HeritageOaks[Roads]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: SEA ISLAND HABITAT FOR HUMANITY

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: MERELLENE WARD

mward@seamonwhiteside.com

#11 TWIN LAKES AMENITY CENTER**SITE PLAN**

Project Classification: MINOR DEVELOPMENT

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 3450000001

Acres: 0.3

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: SR-1

Misc notes: Construct an amenity center to include a pool, amenity building and landscaping.

RESULTS:☒ new BP approval tracking

City Project ID #: 140617-Cane SlashRd-1

City Project ID Name: TRC_SP: TwinLakesAmenityCenter

Submittal Review #: COMBINED, 1ST REVIEW

Board Approval Required:

Owner: CANE SLASH ROAD, LLC

Applicant: S2 ENGINEERING, INC.

843-478-6170

Contact: JAKE M. SERRANO

jake.serrano@s2engineers.com

12 MCCLENNAN BANKS DRIVE EXTENSION

SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: 326 CALHOUN STREET

Location: PENINSULA

TMS#: 4601400023

Acres: 3.5

Lots (for subdiv): -

Units (multi-fam./Concept Plans): -

Zoning: LB

Misc notes: Construction of a new private drive (right-of-way).

RESULTS:

☐ new BP approval tracking

City Project ID #: 141205-CalhounSt-1

City Project ID Name: TRC_SP:McClennanBanksExtension

Submittal Review #: COMBINED, 1ST REVIEW

Board Approval Required:

Owner: MEDICAL UNIVERSITY HOSPITAL AUTHORITY

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Mandi Herring, Senior Zoning Planner, in the Department of Planning, Preservation and Sustainability at (843) 720-1994. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.